

RBWSF
12.11.6.2

10/20/08

PA0410 - PARCEL MASTER INQUIRY

12:44:17

PARCEL: RP 48N04E151350 A

F17=DD

LEGAL DESCRIPTION

GOLCONDA MINING CORPORATION

1350:351159

MS 2959, 2740

(SURFACE ONLY)

15-48-4

ProVal Area Number 1

CODE AREA 20-0000

OWNER CD

PARC TYPE

LOC CODE 631

EFFDATE 1011980

EXPDATE

PREV PARCEL

PO BOX 469

WALLACE ID 83873

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXHP	CB MRKT	OTHER
7	2002	131345	AC	20100				

TOTALS

131345

20100

ENTER NEXT PARCEL NUMBER RP A

FKeys:

F2=TX

F3=Exit

F6=NM

F7=LG

F8=CT

F13=TM

F18=HS

F20=SrcH

430 168 WD

410 155

USEPA SF



1282753

#153158

430168

WARRANTY DEED

THIS DEED is made as of this 12th day of ~~March~~^{April}, 2006, between Grouse Peak, LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), and Golconda Mining Corporation, a corporation (hereinafter referred to as "Grantee"), whose address is Scott Building, P.O. Box 469, Wallace, Idaho 83873.

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all those tracts or parcels of land lying and being in Shoshone County, Idaho and being more particularly described on Exhibit A attached hereto and hereby made a part hereof (the "Property").

To have and to hold the Property, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but against none other; provided, however, this conveyance is made subject to, and there are hereby excepted from the warranty hereinabove set forth, all matters set forth on Exhibit B attached hereto and hereby made a part hereof, as well as all matters of record and easements in view.

430168

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

Grouse Peak, LLC

By: Forest Capital Partners, LLC
its Manager

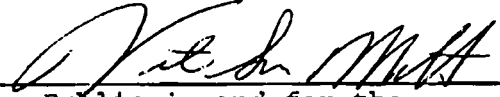
By: 
Scott R. Jones, its Managing
Director

STATE OF MASSACHUSETTS)
) ss.
County of Suffolk)

On this 12th day of April, 2006, before me, the undersigned, a Notary Public in and for the State of Massachusetts, personally appeared SCOTT R. JONES, known or identified to me, to be the Managing Director of the manager of the limited liability company that executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public in and for the
State of Massachusetts

Residing at: Boston, MA

Commission Expires: 2/25/11

430168

EXHIBIT A

All the following described property lying and being in Shoshone County, Idaho:

Parcel 21:

The WESTERN UNION GROUP of Patented Mining Claims described as follows:

H.E.M. Patented Mining Claim, M.S. 2386, situated in Evolution Mining District in Section 16, Township 48 North, Range 4 East, B.M., Shoshone County, State of Idaho. Patent recorded in Book "B", Patents, page 36.

AND ALSO:

East Limit and Sampson Patented Mining claims, M.S., 2740, situated in Evolution Mining District in Sections 15 and 16, Township 48 North, Range 4 East, B.M., Shoshone County, State of Idaho.

AND ALSO:

Aurora, Hallstorm, Lusitania, Nightingale, Revenue, Superior, West Limit and Wilson Patented Mining Claims, M.S. 2959, situated in Evolution Mining District in Sections 15 and 16, Township 48 North, Range 4 East, B.M., Shoshone County, State of Idaho. Patent recorded in Book 57, Deeds, page 422, described as follows:

EXCEPT that parcel of ground located in Section 16, Township 48 North, Range 4 East, B.M., Shoshone County, State of Idaho and more particularly within the Superior and West Limit Lode Claims of the Superior Group M.S. 2959 described as follows:

BEGINNING at Corner No. 1 of said parcel which point bears North 13° 43' 40" West, a distance of 2,276.56 feet more or less from the Northeast Corner of Section 21; thence

**North 60° West, a distance of 250.0 feet to Corner No. 2; thence
North 30° East, a distance of 250.0 feet to Corner No. 3; thence
South 60° East, a distance of 250.0 feet to Corner No. 4; thence
South 30° West, a distance of 250.0 feet to Corner No. 1, the PLACE OF BEGINNING**


Commonly known as: Bowtie 206 Ninemile Wallace, ID 83873

EXHIBIT B**[Permitted Encumbrances]**

1. All taxes, assessments and similar charges for the year 2006, except as described in Paragraph 10(d) of the Agreement.
2. Any and all laws, ordinances, rules, regulations and other legal requirements of any planning and/or zoning board or commission or any other governmental entity or authority.
3. Any and all riparian rights of others in and to any creeks, rivers, lakes, streams, swamps, ponds and other bodies of water located on or adjoining the Property or any part thereof.
4. Any and all claims of the sovereign or any other person or entity with respect to portions of the Property which border or are under any body of water.
5. Any and all matters which would be disclosed by a current survey or inspection of the Property.
6. Any and all prior reservations, conveyances, grants or leases of minerals of whatever kind or character (including, without limitation, oil, gas, coal, lignite, clay, sand, gravel, rock, aggregate and other minerals) located in, on or under the Property or any part thereof and all rights and easements with respect to the exploration, mining, drilling, extraction, removal and production of such minerals.
7. Any and all cemeteries on the Property and any and all road, railroad, utility, pipeline, drainage, flowage, access or other easements or rights of way affecting the Property.
8. Any and all access related exceptions or any loss or claim due to lack of access to any portion of the Property.
9. All matters of record affecting the Property.
10. Any other matters affecting title to the Property which do not have a material, adverse effect on the value or the use of the Property for the growing and harvesting of timber.
11. Lack of a right of access to and from property.

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Instrument # 430168

WALLACE, SHOSHONE COUNTY, IDAHO
2006-04-20 02:39:00 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE CO.
PEGGY DELANGE-WHITE Fee: 12.00
Ex-Officio Recorder Deputy 
Index to: WARRANTY DEED

APR 20 PM 2:39

